

CHAPTER 20.55

SPR SITE PLAN REVIEW OVERLAY DISTRICT

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20.55.010 Purpose

The City Council finds that developments in certain sensitive areas may have potentially adverse effects on the surrounding area or on sensitive resources, or may interfere with the implementation of specific objectives of the General Plan or specific plan districts. The effect of this section is to establish a "Site Plan Review" (SPR) Overlay District and to require site plan review by the Planning Commission for any proposed development, except as provided in this chapter, within an SPR Overlay District to insure that the project conforms to the objectives of the General Plan.

20.55.020 Districting Map Designator

The SPR Overlay District may be combined with any base district. Each SPR Overlay District shall be shown on the Districting Map with an "-SPR" designator.

20.55.030 Applicability

No site shall be placed in the SPR Overlay District unless one of the following criteria is met:

- A. The site contains areas having a slope in excess of 26.6 degrees (50 percent slope).
- B. The site contains or is immediately adjacent to coastal bluffs.
- C. Development of the site has the potential to affect public views.
- D. Development of the site has the potential to affect environmentally sensitive areas including:
 - 1. Areas supporting species which are rare, endangered, of limited distribution, or otherwise sensitive.

2. Riparian areas.
 3. Freshwater marshes.
 4. Saltwater marshes.
 5. Intertidal areas.
 6. Other wetlands.
 7. Unique or unusually diverse vegetative communities.
- E. The site is located in a geologic hazard area, as described in the General Plan.
- F. The site is in a residential district subject to noise levels greater than the 60 Community Noise Equivalent Level (CNEL).
- G. The site contains significant historical or archaeological resources or is in an area of unique historical or archaeological interest.
- H. The site is immediately adjacent to a thoroughfare designated as a Scenic Highway or Scenic Drive in the Recreation and Open Space Element of the General Plan.
- I. The site is immediately adjacent to the ocean or bay.
- J. The site directly abuts a residential district, but is located in a district designated for nonresidential use.
- K. A density bonus is proposed, or has been granted, for the site.

20.55.040 Site Plan Review Required

Projects shall require site plan review under the provisions of Section 20.92.020.